



13110 E 11th Street
Tulsa, OK 74108
OFFERING MEMORANDUM

13110 E 11TH STREET
TULSA, OK 74108

EXCLUSIVELY PRESENTED BY:



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**MARTIN PROPERTIES
CHINOWTH & COHEN
REALTORS**

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TOP REAL ESTATE AGENTS 2025

AS PUBLISHED IN: Oklahoma Magazine, March 2025

INVESTMENT SUMMARY

Martin Properties, with Chinowth & Cohen Realtors is pleased to announce the exclusive listing of 13110 E 11th Street, located in Tulsa, OK, the second largest city in Oklahoma . Perfectly placed 8,540 sq.ft. manufacturing hub available in Quick access to the Tulsa International Airport via I-44 and plenty of space on this 0.67 AC lot make it perfect for high daily delivery volume.



PROPERTY SUMMARY

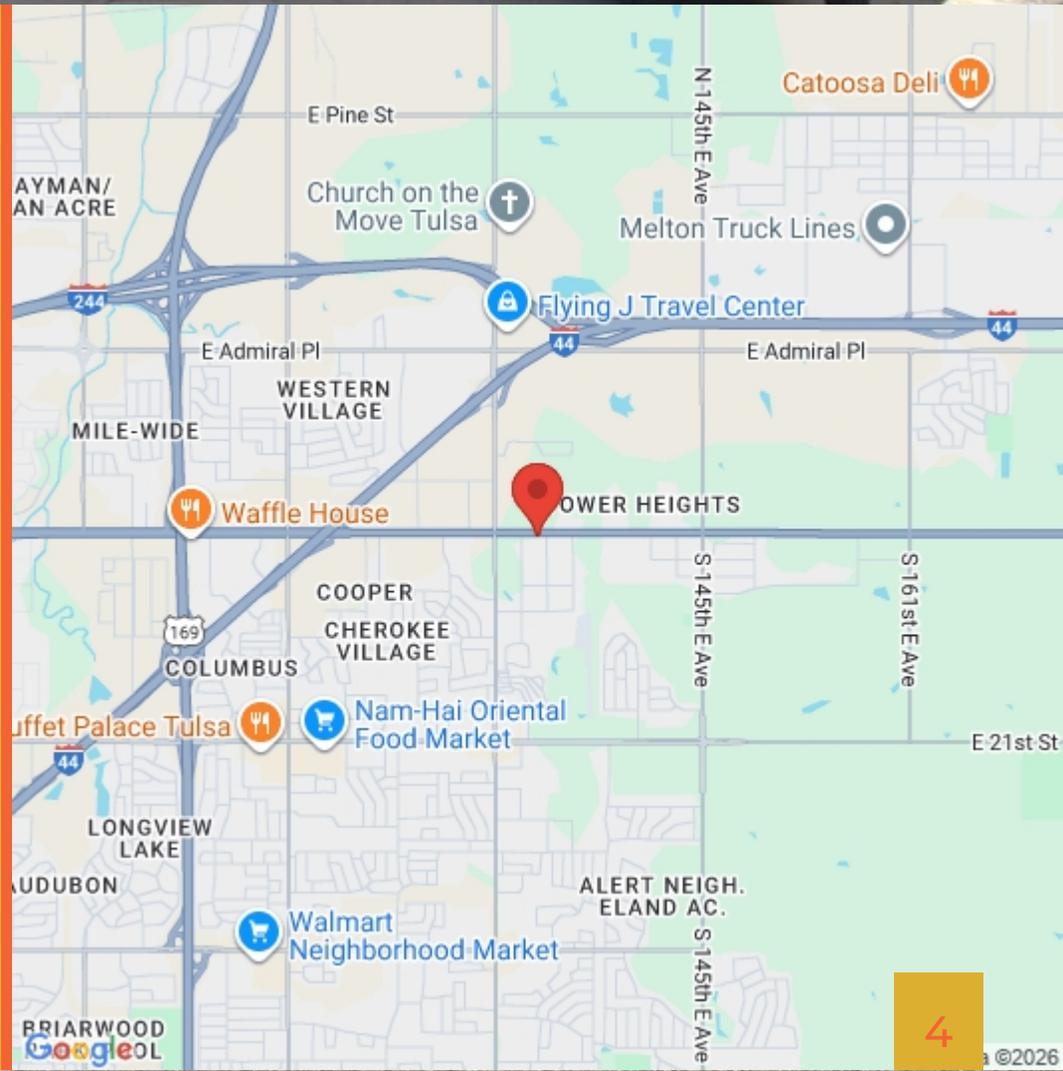
Offering Price	\$685,000.00
Building SqFt	8,540 SqFt
Year Built	1981
Lot Size (SF)	29,316.00 SqFt
Parcel ID	99409-94-09-06920
Zoning Type	Commercial
County	Tulsa
Frontage	0.00 Ft
Coordinates	36.147659,-95.829686





INVESTMENT HIGHLIGHTS

- Durable red iron with climate controlled in offices and shop area.
- Connectivity: Minutes from I-44 & HWY 412.
- Location: Situated on historic Route 66.
- Layout: Move-in ready with 2 14' overhead doors, 12 auto bays, offices, kitchen, and reception area
- Flexible purchase options offer two powerful paths, each designed to fit a different strategy.
 - Option 1 – Building only: Purchase the property and position yourself as an investor, leasing the turn-key facility—and potentially the existing equipment—to an operator for immediate income potential.
 - Option 2 – Building + business: Acquire the building, equipment, and established business together, stepping straight into a proven operation and hitting the ground running from day one.



US 66 HWY

STILL PLAYS WITH CARS

WE STAND FOR
OUR NATION'S
FLAG & ANTHEM

WELCOME



LOCATION HIGHLIGHTS

- Minutes to I-44 and Hwy 412, offering fast access for suppliers, service fleets, and regional customers across the Tulsa metro and beyond.
- A fully air-conditioned industrial facility at 13110 E 11th Street, Tulsa, Ok 74108, located in the heart of the highly sought-after Rt 66 corridor.
- Convenient East Tulsa location surrounded by established neighborhoods and complementary businesses, providing a strong local customer base.

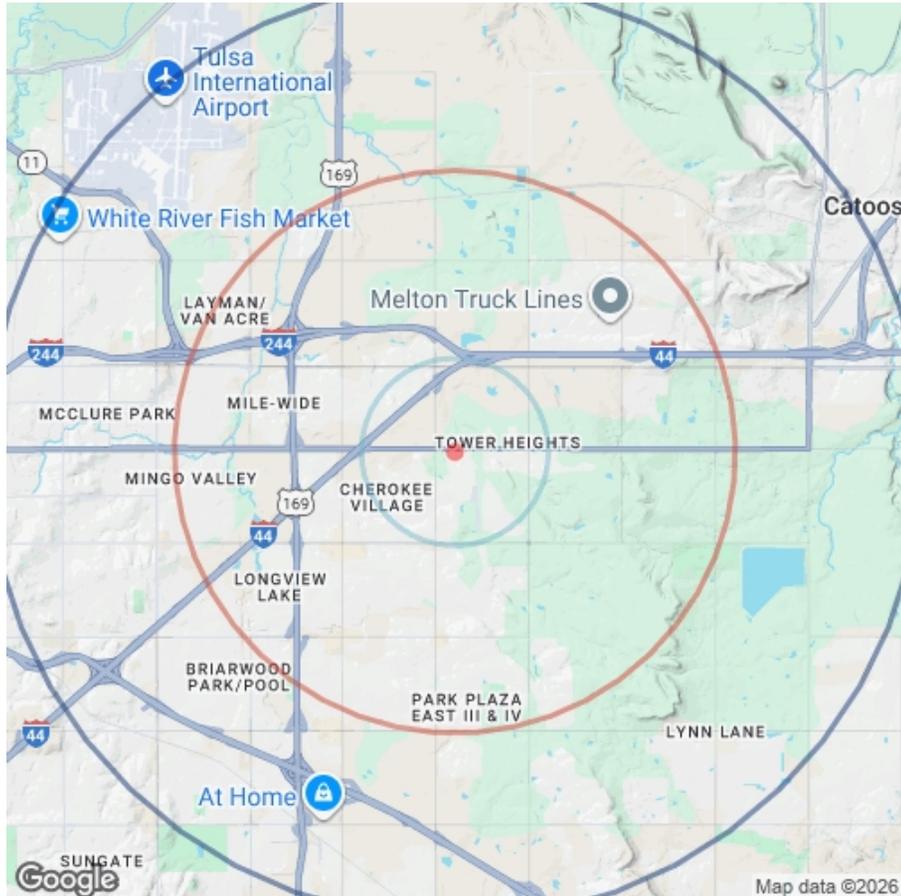




DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,817	56,553	108,240
2010 Population	5,950	58,490	117,729
2025 Population	6,527	63,588	134,585
2030 Population	6,677	64,992	137,529
2025-2030 Growth Rate	0.46 %	0.44 %	0.43 %
2025 Daytime Population	5,502	52,839	157,394

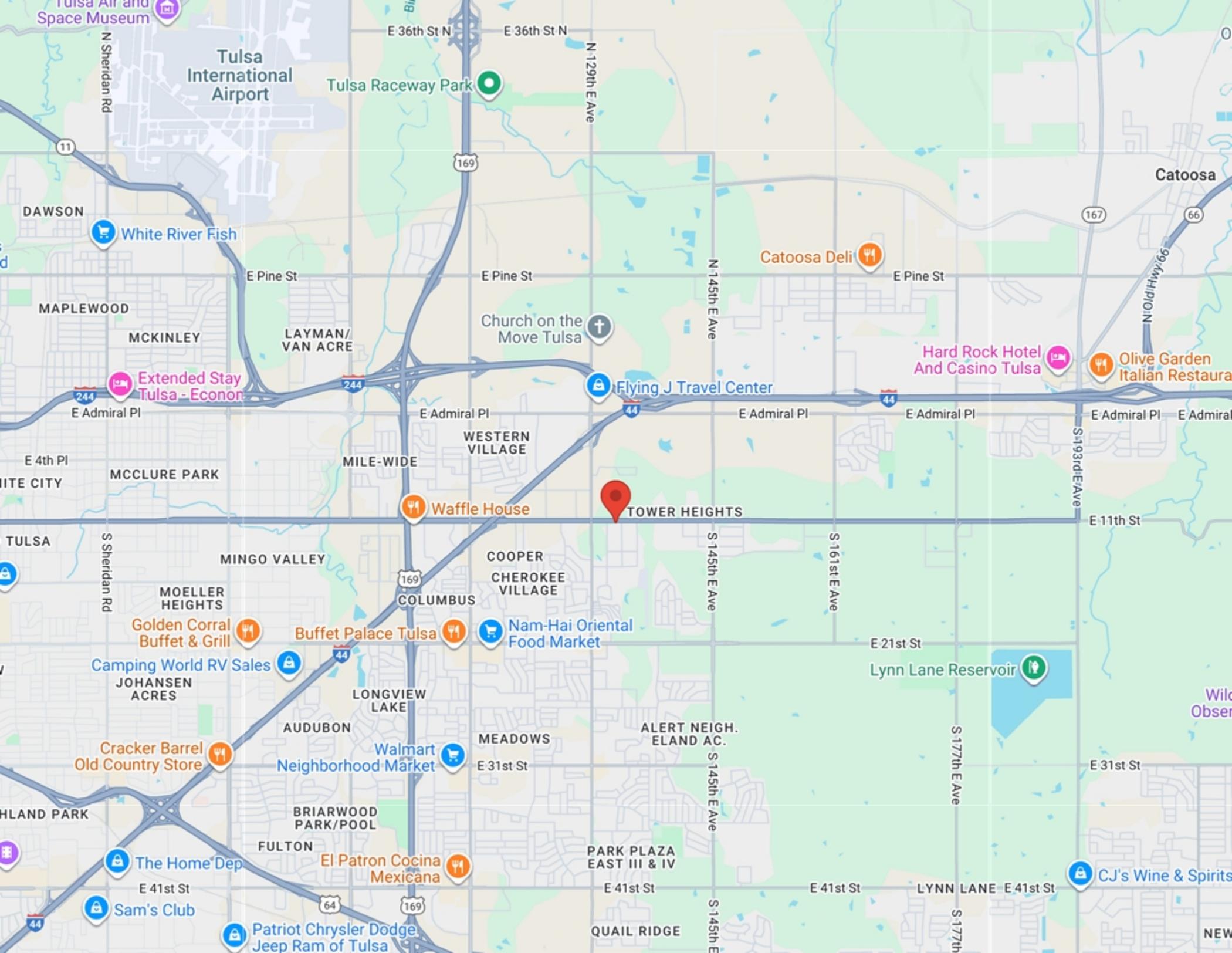
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	357	2,767	6,255
\$15000-24999	146	1,688	3,627
\$25000-34999	277	2,154	4,636
\$35000-49999	286	3,405	7,228
\$50000-74999	356	4,759	10,043
\$75000-99999	274	3,224	7,200
\$100000-149999	348	3,288	7,657
\$150000-199999	76	972	2,539
\$200000 or greater	103	558	2,167
Median HH Income	\$ 53,920	\$ 56,665	\$ 58,910
Average HH Income	\$ 71,692	\$ 69,085	\$ 75,163



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,204	22,158	44,283
2010 Total Households	2,129	21,223	44,898
2025 Total Households	2,223	22,814	51,352
2030 Total Households	2,271	23,375	52,590
2025 Average Household Size	2.93	2.78	2.61
2025 Owner Occupied Housing	1,212	11,229	25,699
2030 Owner Occupied Housing	1,236	11,536	26,335
2025 Renter Occupied Housing	1,011	11,585	25,653
2030 Renter Occupied Housing	1,035	11,839	26,255
2025 Vacant Housing	154	2,226	4,842
2025 Total Housing	2,377	25,040	56,194



CREbuilder



Tulsa Raceway Park

Tulsa International Airport

Catoosa

DAWSON

White River Fish

MAPLEWOOD

MCKINLEY

LAYMAN/
VAN ACRE

Church on the
Move Tulsa

Catoosa Deli

Hard Rock Hotel
And Casino Tulsa

Olive Garden
Italian Restaurant

Extended Stay
Tulsa - Econo

Flying J Travel Center

E 4th Pl

MCCLURE PARK

MILE-WIDE

WESTERN
VILLAGE

Waffle House

TOWER HEIGHTS

MINGO VALLEY

COOPER
CHEROKEE
VILLAGE

MOELLER
HEIGHTS

Golden Corral
Buffet & Grill

Buffet Palace Tulsa

Nam-Hai Oriental
Food Market

Camping World RV Sales

JOHANSEN
ACRES

LONGVIEW
LAKE

AUDUBON

MEADOWS

ALERT NEIGH.
ELAND AC.

Lynn Lane Reservoir

Cracker Barrel
Old Country Store

Walmart
Neighborhood Market

E 31st St

HLAND PARK

BRIARWOOD
PARK/POOL

FULTON

El Patron Cocina
Mexicana

PARK PLAZA
EAST III & IV

The Home Dep

Sam's Club

Patriot Chrysler Dodge
Jeep Ram of Tulsa

QUAIL RIDGE

E 41st St

LYNN LANE E 41st St

CJ's Wine & Spirits

CITY OF TULSA

COUNTY TULSA

AREA

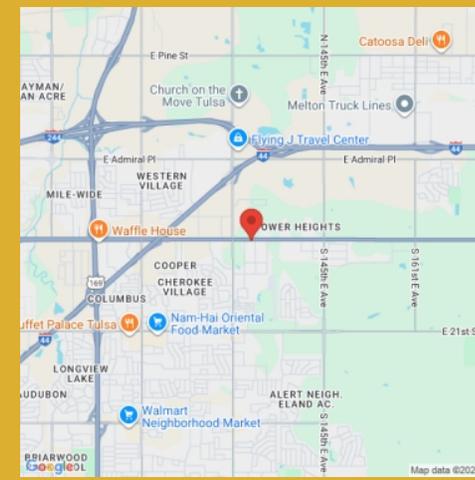
CITY 201.8 SQ MI
LAND 197.8 SQ MI
WATER 4.1 SQ MI
ELEVATION 636 FT

POPULATION



ABOUT TULSA

Tulsa (TUL-sə) is the second-most-populous city in the U.S. state of Oklahoma and the 48th-most populous city in the United States. The population was 413,066 as of the 2020 census. It is the principal municipality of the Tulsa metropolitan area, a region with 1.06 million residents.



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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to CHINOWTH & COHEN. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CHINOWTH & COHEN has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, CHINOWTH & COHEN has not verified, and will not verify, any of the information contained herein, nor has CHINOWTH & COHEN conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE CHINOWTH & COHEN ADVISOR FOR MORE DETAILS.**

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